

470 87-67-SPH **PETITION FOR SPECIAL HEARING** TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the construction of an addition, primarily a second kitchen to be constructed from existing carport, with no change in setbacks.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:	Legal Owner(s):	MAP NO. 12 E
(Type or Print Name)	WILLIAM J. POSNER	2c
Signature	<i>William J. Posner</i>	E. D. 3
Address	ALICE D. POSNER	DATE 4-6-87
City and State	<i>Alice D. Posner</i>	200
Attorney for Petitioner:		1000
(Type or Print Name)	11 BUCKSWAY RD.	DP
Signature	363-4153	
Address	OWINGS MILLS, MD. 21117	
City and State		
Attorney's Telephone No.:	Name, address and phone number of legal owner, contract purchaser or representative to be contacted	

ORDERED By The Zoning Commissioner of Baltimore County, this 9th day of July, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 26th day of August, 1986, at 9:45 o'clock.

Carl J. Jell
Zoning Commissioner of Baltimore County.

(over)

87-67-SPH

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 9th day of July, 1986

Arnold Jaelon
ARNOLD JAELON
Zoning Commissioner

Petitioner William Posner, et ux Received by: James E. Dyer
Petitioner's Attorney Chairman, Zoning Plans Advisory Committee

DESCRIPTION FOR SPECIAL HEARING

11 BUCKSWAY ROAD
3RD DISTRICT

Beginning at a point on the southwest side of Bucksway Road (50 feet wide) at a distance of 802 feet east of Velvet Ridge Drive and being Lot No. 1, Block 'C', as shown on the plat of Section Three, Velvet Ridge, which is recorded in the Land Records of Baltimore County in Plat Book O.T.G. 33, Folio 134.

submitted and identified as Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order, subject, however, to the following:

At such time as Julius Richmond no longer resides in the home, the second kitchen shall be dismantled and removed and the entire addition converted into habitable space as an integral part of the existing single-family dwelling.

Jean M. H. Jung
Deputy Zoning Commissioner
of Baltimore County

COPIES RECEIVED FOR FILING
DATE 8/20/86
BY *Bette J. Schickel*
Deputy Zoning Assistant

PETITION FOR SPECIAL HEARING

3rd Election District
Case No. 87-67-SPH

LOCATION: Southwest Side of Bucksway Road, 802 feet East of Velvet Ridge Drive (11 Bucksway Road)

DATE AND TIME: Tuesday, August 26, 1986, at 9:45 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing to approve the construction of an addition (apartment), primarily a second kitchen to be constructed from an existing carport, with no change in setbacks

Being the property of William J. Posner, et ux, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JAELON
ZONING COMMISSIONER
OF BALTIMORE COUNTY



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JAELON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

August 27, 1986

Mr. & Mrs. William J. Posner
11 Bucksway Road
Owings Mills, Maryland 21117

RE: Petition for Special Hearing
SW/S of Bucksway Road, 802' E
of Velvet Ridge Drive
3rd Election District
Case No. 87-67-SPH

Dear Mr. & Mrs. Posner:

Please be advised that your request for approval of the construction of an addition in the above referenced Petition has been granted in accordance with the attached Order.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:bjs

Attachments

cc: People's Counsel

IN RE: PETITION FOR SPECIAL HEARING *
SW/S of Bucksway Road, 802' E *
of Velvet Ridge Drive *
(11 Bucksway Road) *
3rd Election District *
William J. Posner, et ux *
Petitioners *
* * * * *

BEFORE THE

DEPUTY ZONING COMMISSIONER

OF BALTIMORE COUNTY

Case No. 87-67-SPH

The Petitioners herein request a special hearing to approve the construction of an addition, specifically, the conversion of an existing carport into habitable space, including a second kitchen. There would be no change in setbacks.

Testimony by one of the Petitioners indicates that, since the death of his mother-in-law, the petitioner and his wife propose to convert the existing carport for use as living quarters for his father-in-law, Julius Richmond. The 24.1' x 26.6' space would be divided into a bedroom, den, bathroom and kitchen with a burner top, sink, small refrigerator, cabinets and an eating area, as shown on the floor plan submitted and identified as Petitioner's Exhibit 2. When Mr. Richmond no longer resides in the home, the kitchen will be removed.

There were no Protestants.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners, it is determined that the variance requested would not adversely affect the health, safety, and general welfare of the community and should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 27th day of August, 1986, that the herein request for a special hearing to approve the construction of an addition, in accordance with the plan

COPIES RECEIVED FOR FILING

DATE 8/20/86

BY *Bette J. Schickel*

Deputy Zoning Assistant

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
SW/S of Bucksway Rd., 802' :
E of Velvet Ridge Dr. (11 : OF BALTIMORE COUNTY
Bucksway Rd.), 3rd District :
WILLIAM J. POSNER, et ux, : Case No. 87-67-SPH
Petitioners :
: : : : :
ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 31st day of July, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. William J. Posner, 11 Bucksway Rd., Owings Mills, MD 21117, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

June 24, 1987

DATE

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

July 17, 1986

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

RE: Property Owner: Wm. J. Posner, et ux
Location: SW/S Bucksway Rd., 802 ft. E of Velvet Ridge Dr.
Item No.: 470 Zoning Agenda: Meeting of July 1, 1986

Gentlemen:
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

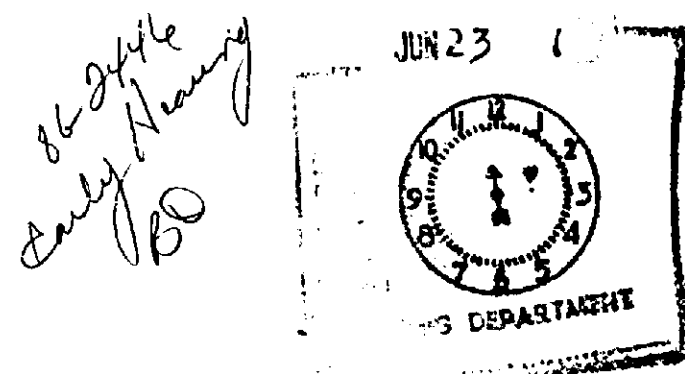
- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *John F. O'Hara* Noted and Approved:
Planning Group
Special Inspection Division

/mb



Arnold Jablon
Zoning Commissioner
111 W Chesapeake Ave
Towson Maryland 21204

June 17, 1986

Re: Item no 470 Posner
Building permit 86874
dated 4/25/86
3rd district 11 precinct

Dear Mr. Jablon:

We are requesting an early hearing on a variance for a second kitchen, so that my father-in-law can sell his home and move in with us. My mother-in-law passed away approximately one year ago and since then, has found his house a very lonely place to live. He would like to keep as much of his independence as possible and therefore wants a small kitchen of his own. He has found maintaining his residence a real chore, and does not like to be able to move in as soon as possible, but does not want to proceed with construction of the addition to our home until he knows that he will have a small kitchen.

We have had a building permit to enclose our carport for his living area since April 1986 and would like to proceed before construction costs increase.

Thank you for your anticipated cooperation in this matter.

Sincerely yours,
William J. Posner & Alice D. Posner
William J. Posner & Alice D. Posner

P.S. If possible schedule the hearing on a Tuesday or Thursday.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
To: Zoning Commissioner
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning

Date: July 23, 1986

SUBJECT: Zoning Petitions No. 87-62-SpH, 87-67-SpH and 87-72-SpH

In view of the subject of these petitions, this office offers no comments.

Norman E. Gerber per [Signature]
Norman E. Gerber, AICP
Director

NEG:JGH:slm

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TED ZALESKI, JR.
DIRECTOR

July 30, 1986

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 470 Zoning Advisory Committee Meeting are as follows:
Property Owner: William J. Posner, et ux
Location: SW/S Bucksway Road, 802 feet E of Velvet Ridge Drive
District: 3rd.

APPLICABLE CODES AND ORDINANCES

1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Age (A.M.S.I. #11-1 - 1985) and other applicable Codes and Standards.
2. A building and other miscellaneous permits shall be required before the start of any construction.

3. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.

4. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Registered seals are not acceptable.

5. All Use Groups except 2-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 0'-0" to an interior lot line. All Use Groups require a one hour wall if closer than 0'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 101, Section 101.7, Section 101.8 and Table 102. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

6. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.

7. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.

8. When filing for a required Change of Use/occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____ or to Mixed Use _____ See Section 312 of the Building Code.

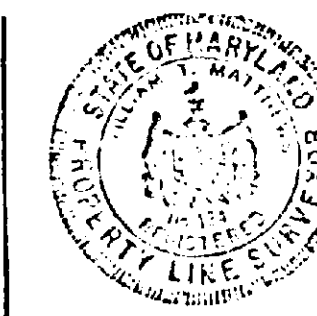
9. The proposed project appears to be located in a Flood Plain, Flood Hazard. Please see the attached copy of Section 514 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.

10. Comments: See the One & Two Family Dwelling Code: See Section E219 for fire separation of dwelling units. Each tenant shall have an independent exit. Smoke detectors shall comply with County and Building Code regulations.

11. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. The applicant may obtain additional information by visiting Room 102 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

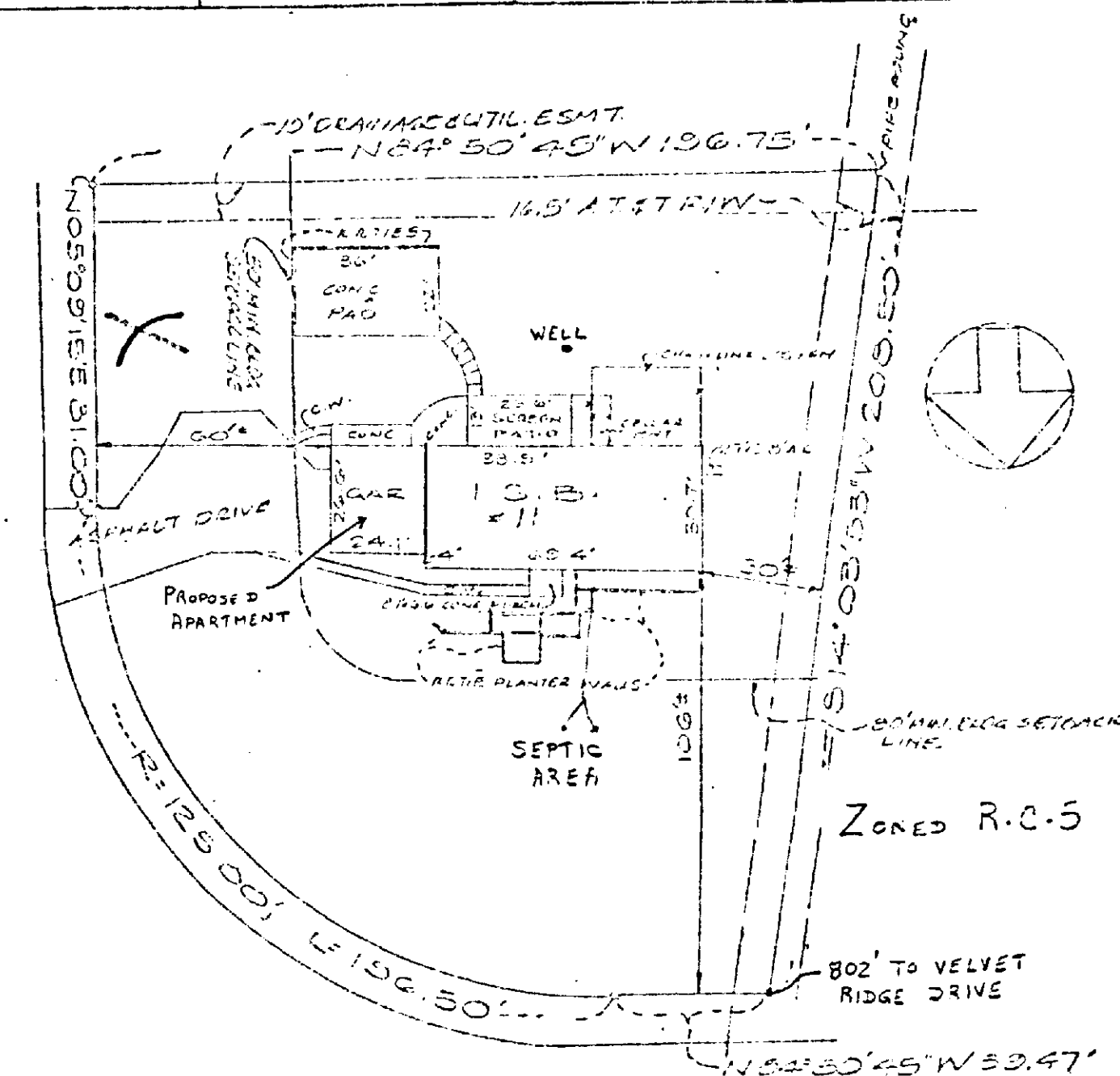
Charles E. Shumaker
By: C. E. Shumaker, Chief
Building Plans Review

4/22/86



#11 BUCKSWAY ROAD
LOT 1, BLOCK C, SECTION 3, VELVET RIDGE,
33/134

ELECTION DISTRICT 3 BALTO CO MD.
SCALE: 1"=40' THE SUGARMAN ORGANIZATION
DATE: 3-2-86 120 JUDGES LANE, TOWSON, MD.



BUCKSWAY (SOWIDE) RD.
(PAVED 23' W/ ASPHALT)

PETITIONER'S
EXHIBIT 1

470
87-67-SpH SITE
CORRESPONDENCE JULY 23, 1986

June 04, 1987

470
87-67-SPH

PETITION FOR SPECIAL HEARING
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the construction of an addition, primarily a second kitchen to be constructed from existing carport, with no change in setbacks.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: (Type or Print Name) Signature Address City and State Attorney for Petitioner: (Type or Print Name) Signature Address City and State Attorney's Telephone No.: (Type or Print Name) Signature Address City and State

Legal Owner(s): (Type or Print Name) Signature Address City and State

MAP NO. 12 E
E. D. 3
DATE 4-6-87
200
1000
DP

W 32-58-0
N 47-24-0
470
87-67-SPH
1110

ORDERED By The Zoning Commissioner of Baltimore County, this 9th day of July, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 26th day of August, 1986, at 9:45 o'clock.

Cal Jell
Zoning Commissioner of Baltimore County.

(over)

87-67-SPH

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 9th day of July, 1986

Arnold Jell
Zoning Commissioner

Petitioner William Posner, et ux Received by: James E. Dyer
Petitioner's Attorney Chairman, Zoning Plans Advisory Committee

DESCRIPTION FOR SPECIAL HEARING

11 BUCKSWAY ROAD
3RD DISTRICT

Beginning at a point on the southwest side of Bucksway Road (50 feet wide) at a distance of 802 feet east of Velvet Ridge Drive and being Lot No. 1, Block 'C', as shown on the plat of Section Three, Velvet Ridge, which is recorded in the Land Records of Baltimore County in Plat Book O.T.G. 33, Folio 134.

submitted and identified as Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order, subject, however, to the following:

At such time as Julius Richmond no longer resides in the home, the second kitchen shall be dismantled and removed and the entire addition converted into habitable space as an integral part of the existing single-family dwelling.

Jean M. H. Jung
Deputy Zoning Commissioner
of Baltimore County

ORDER RECEIVED FOR FILING
DATE 8/20/86
BY Betty J. Schickel
Deputy Zoning Assistant

IN RE: PETITION FOR SPECIAL HEARING *
SW/S of Bucksway Road, 802' E *
of Velvet Ridge Drive *
(11 Bucksway Road) *
3rd Election District *
William J. Posner, et ux *
Petitioners *
* * * * *

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-67-SPH

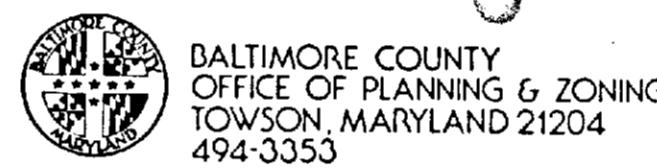
The Petitioners herein request a special hearing to approve the construction of an addition, specifically, the conversion of an existing carport into habitable space, including a second kitchen. There would be no change in setbacks.

Testimony by one of the Petitioners indicates that, since the death of his mother-in-law, the petitioner and his wife propose to convert the existing carport for use as living quarters for his father-in-law, Julius Richmond. The 24.1' x 26.6' space would be divided into a bedroom, den, bathroom and kitchen with a burner top, sink, small refrigerator, cabinets and an eating area, as shown on the floor plan submitted and identified as Petitioner's Exhibit 2. When Mr. Richmond no longer resides in the home, the kitchen will be removed.

There were no Protestants.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners, it is determined that the variance requested would not adversely affect the health, safety, and general welfare of the community and should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 27th day of August, 1986, that the herein request for a special hearing to approve the construction of an addition, in accordance with the plan



ARNOLD JELTON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

August 27, 1986

Mr. & Mrs. William J. Posner
11 Bucksway Road
Owings Mills, Maryland 21117

RE: Petition for Special Hearing
SW/S of Bucksway Road, 802' E
of Velvet Ridge Drive
3rd Election District
Case No. 87-67-SPH

Dear Mr. & Mrs. Posner:

Please be advised that your request for approval of the construction of an addition in the above referenced Petition has been granted in accordance with the attached Order.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

Jean M. H. Jung
Deputy Zoning Commissioner

JMHJ:bjs

Attachments

cc: People's Counsel

PETITION FOR SPECIAL HEARING

3rd Election District
Case No. 87-67-SPH

LOCATION: Southwest Side of Bucksway Road, 802 feet East of Velvet Ridge Drive (11 Bucksway Road)

DATE AND TIME: Tuesday, August 26, 1986, at 9:45 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing to approve the construction of an addition (apartment), primarily a second kitchen to be constructed from an existing carport, with no change in setbacks

Being the property of William J. Posner, et ux, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JELTON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
SW/S of Bucksway Rd., 802' :
E of Velvet Ridge Dr. (11 : OF BALTIMORE COUNTY
Bucksway Rd.), 3rd District :
WILLIAM J. POSNER, et ux, : Case No. 87-67-SPH
Petitioners :
: : : : :
ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 31st day of July, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. William J. Posner, 11 Bucksway Rd., Owings Mills, MD 21117, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

June 24, 1987

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

July 17, 1986

PAUL H. REINCKE
CHIEF

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

RE: Property Owner: Wm. J. Posner, et ux
Location: SW/S Bucksway Rd., 802 ft. E of Velvet Ridge Dr.
Item No.: 470 Zoning Agenda: Meeting of July 1, 1986
Circumstances:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

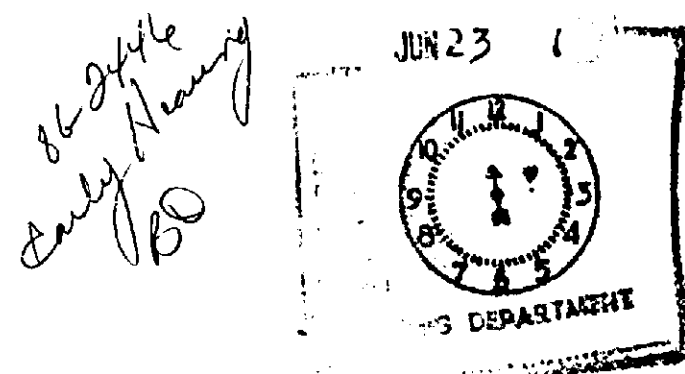
(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: [Signature] Noted and Approved: [Signature]
Planning Group
Special Inspection Division

/mb



Arnold Jablon
Zoning Commissioner
111 W Chesapeake Ave
Towson Maryland 21204

June 17, 1986

Re: Item no 470 Posner
Building permit 86874
dated 4/25/86
3rd district 11 precinct

Dear Mr. Jablon:

We are requesting an early hearing on a variance for a second kitchen, so that my father-in-law can sell his home and move in with us. My mother-in-law passed away approximately one year ago and since then, has found his house a very lonely place to live. He would like to keep as much of his independence as possible and therefore wants a small kitchen of his own. He has found maintaining his residence a real chore, and does not like to be able to move in as soon as possible, but does not want to proceed with construction of the addition to our home until he knows that he will have a small kitchen.

We have had a building permit to enclose our carport for his living area since April 1986 and would like to proceed before construction costs increase.

Thank you for your anticipated cooperation in this matter.

Sincerely yours,
William J. Posner & Alice D. Posner
William J. Posner & Alice D. Posner

P.S. If possible schedule the hearing on a Tuesday or Thursday.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
To: Zoning Commissioner
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning

Date: July 23, 1986

SUBJECT: Zoning Petitions No. 87-62-SpH, 87-67-SpH and 87-72-SpH

In view of the subject of these petitions, this office offers no comments.

Norman E. Gerber, AICP
Director

NEG:JGH:slm

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

July 30, 1986

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 470 Zoning Advisory Committee Meeting are as follows:
Property Owner: William J. Posner, et ux
Location: SW/S Bucksway Road, 802 feet E of Velvet Ridge Drive
District: 3rd.

APPLICABLE CODES AND ORDINANCES

(1) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Age (A.M.S.I. #11-1 - 1985) and other applicable Codes and Standards.

(2) A building and other miscellaneous permits shall be required before the start of any construction.

(3) Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/are not required on plans and technical data.

(4) Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Registered seals are not acceptable.

(5) All Use Groups except 2-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. All Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 101, Section 107, Section 106.2 and Table 106.2. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

(6) The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.

(7) The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.

(8) When filing for a required Change of Use/occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____ or to Mixed Use _____ See Section 312 of the Building Code.

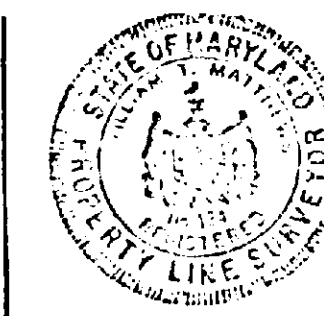
(9) The proposed project appears to be located in a Flood Plain, Flood Hazard. Please see the attached copy of Section 514 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.

(10) Comments: See the One & Two Family Dwelling Code: See Section E219 for fire separation of dwelling units. Each tenant shall have an independent exit. Smoke detectors shall comply with County and Building Code regulations.

(11) These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. The applicant may obtain additional information by visiting Room 102 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

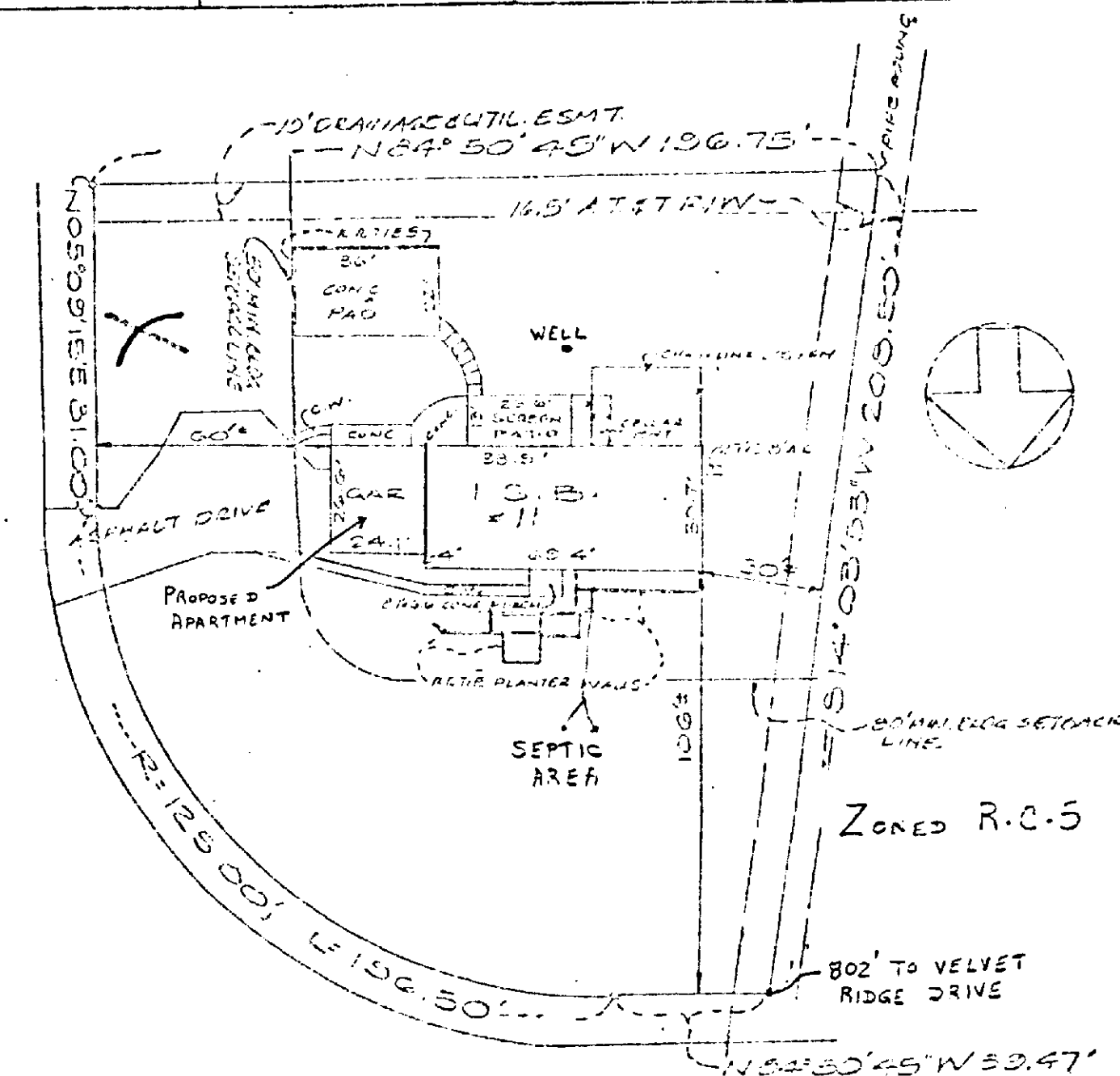
[Signature]
By: C. E. Burman, Chief
Building Plans Review

4/22/86



#11 BUCKSWAY ROAD
LOT 1, BLOCK C, SECTION 3, VELVET RIDGE,
33/134

ELECTION DISTRICT 3 BALTO CO MD.
SCALE: 1"=40' THE SUGARMAN ORGANIZATION
DATE: 3-2-86 120 JUDGES LANE, TOWSON, MD.



BUCKSWAY (SOWIDE) RD.
(PAVED 23' WIDE ASPHALT)

PETITIONER'S
EXHIBIT 1

470
87-67-SpH SITE
CORRESPONDENCE JULY 23, 1986

June 04, 1987